

75-0-30
68-95

NO TRANSFER
TAX PAID

WARRANTY DEED

008975

KNOW ALL MEN BY THESE PRESENTS,

That **ROBERT A. ROSENIHAL** and **ARLYNE R. SACKS**, Trustees of The Mall Trust, a trust duly created by Declaration of Trust dated January 9, 1967, and recorded in the Androscoggin County Registry of Deeds in Book 1021, Page 265, the Trust having an office in Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **HAROLD D. MARDEN**, of Albion, in the County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **HAROLD D. MARDEN**, his assigns forever,

Three certain lots or parcels of land situated in Waterville, in the County Kennebec and State of Maine, more particularly bounded and described as follows:

PARCEL NO. 1: Beginning at a point in the northeasterly corner of land of the within Grantee; thence in a general northerly direction in a straight line extension of the westerly line of the Grantee, a distance of one hundred sixty-two (162) feet to a point; thence at a right angle and in a general westerly direction a distance of ninety-eight (98) feet to a point; thence at a right angle and in a general southerly direction a distance of one hundred sixty-two (162) feet to a point in the northwesterly corner of land of the within Grantee; thence in a general easterly direction along the northerly boundary line of land of the within Grantee a distance of ninety-eight (98) feet to the point of beginning.

PARCEL NO. 2: Beginning at a point in the southeasterly corner of premises described in PARCEL 1 in this deed; thence at a right angle in a general easterly direction a distance of thirty-three (33) feet to a point; thence at a right angle and in a general northerly direction a distance of one hundred forty-eight (148) feet to a point; thence at a right angle in a general westerly direction a distance of thirty-three (33) feet to a point; thence at a right angle in a general southerly direction along the easterly line of premises described in the Parcel 1 of this deed a distance of one hundred forty-eight (148) feet to the point of beginning. The covenants of warranty, seizen, freedom from encumbrance, good right to sell and convey and of title contained in this deed shall not apply to the premises described as PARCEL 2 in this deed.

For the purposes of this deed College Avenue in the area parallel to the within described lots has been considered to run generally north and south.

PARCEL NO. 3: Lot #89 of Plan of Libby Heights by R. G. Knowlton dated August 7, 1965.

Beginning at an iron pin in the northerly line of Reservoir Street at a point three hundred thirteen and five tenths (313.5) feet west of the west line of College Avenue said iron pin being at the southeasterly corner of Lot Number 89 on a plan of Libby Heights by R. G. Knowlton dated August 7, 1965; thence westerly in the northerly line of Reservoir Street a distance of one hundred ten (110) feet; thence northerly at right angles a distance of one hundred fifteen and five tenths (115.5) feet; thence easterly at right angles a distance of one hundred ten (110) feet; thence southerly at right angles a distance of one hundred fifteen and five tenths (115.5) feet to the point of beginning.

Elm Realty Company conveyed the within described property to Lewis Rosenthal and Robert Rosenthal, Trustees of The Dover Trust, by deed dated July 15, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1927, Page 177. The Dover Trust was merged into The Mall Trust by Agreement of Merger dated September

75-0-7A
sold to
Vince
White

873-611

20, 1979, and recorded in the Androscoggin County Registry of Deeds in Book 1427, Page 310.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **HAROLD D. MARDEN**, his heirs and assigns, to his and their use and behoof forever.

And we do **covenant** with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, Trustees of The Mall Trust, have hereunto set our hands and seals this 28th day of April, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Natalie P. Bragg

THE MALL TRUST

Robert A. Rosenthal
Robert A. Rosenthal, Trustee

Arlyne R. Sacks
Arlyne R. Sacks, Trustee

STATE OF MAINE
KENNEBEC, SS.

Dated: April 28, 1989

Then personally appeared the above named **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, as Trustees of The Mall Trust, and acknowledged the foregoing instrument to be their free act and deed in their said capacities.

Before me,

Natalie P. Bragg
Notary Public
Print Name: Natalie P. Bragg
My Commission Expires: 12/18/94

SEAL

RECEIVED KENNEBEC SS.

1989 MAY -9 AM 2:00